

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 167322RS-01
Print Date & Time: 04/29/24 3:23 PM
Officer/Escrow Officer: Mary Jo Ricca
Settlement Location:
Angelo S. Ferrante, Esq.
795 Parkway Avenue, A-3
Trenton, NJ 08618

RealSafe Title, LLC
ALTA Universal ID: 1184462
20 Kings Highway West
Haddonfield, NJ 08033



Property Address:	Block 35901, Lot 3 (X Lot 4), Trenton City, in Mercer County, NJ 17 Cornwall Avenue Trenton, NJ 08618
Borrower:	Craig F Burnett and Monique Beasley 17 Cornwall Avenue Trenton, NJ 08618
Seller:	Donald Johnson 17 Cornwall Avenue Trenton, NJ 08618
Lender:	CMG Mortgage Inc. ISAOA, 3160 Crow Canyon Rd. Suite 400, San Ramon, CA, 94583
Loan Number:	RTS000003100
Settlement Date:	04/29/2024
Disbursement Date:	
Additional dates per state requirements:	

Financial	
\$320,000.00	Sale Price of Property
	Deposit
	Loan Amount
Prorations/Adjustments	
\$1,483.03	City/town taxes from 04/30/2024 thru 06/30/2024
\$450.00	Seller Concession
\$10,000.00	Partial proceeds to seller per order to Donald Johnson
\$44,376.64	Proceeds to Chapter 13 Trustee to Albert Russo, Trustee
Loan Charges to CMG Mortgage Inc. ISAOA	
	Application Fees
	0.338% of Loan Amount (Points)
	Prepaid Interest \$60.26 per day from 04/29/2024 to 05/01/2024)
Other Loan Charges	
	Credit Report

	Appraisal Re-inspection Fee	
	MIP	\$150.00
		\$5,404.00
	Impounds	
	Homeowner's Insurance \$121.58 per month for 3 mo.	\$364.74
	Property Taxes \$725.57 per month for 3 mo.	\$2,176.71
	Title Charges & Escrow / Settlement Charges	
	Title - ALTA 8.1-06 Enh to RealSafe Title, LLC - TRUST	
	Title - ALTA 9.10-06 Enh to RealSafe Title, LLC - TRUST	
	Title - Closing / Settlement Fee to RealSafe Title, LLC - TRUST	\$250.00
	Title - Closing Protection Letter(CPL) to RealSafe Title, LLC - TRUST	\$75.00
	Title - County Search & Copies to RealSafe Title, LLC - TRUST	\$126.00
	Title - E-Doc Fee to RealSafe Title, LLC - TRUST	\$50.00
	Title - Overnight Fees to RealSafe Title, LLC - TRUST	\$10.50
	Title - Prepare/Record Notice of Settl to RealSafe Title, LLC - TRUST	\$40.00
	Title - Recording Service Fee - Mtg. to RealSafe Title, LLC - TRUST	\$15.00
	Title - Survey Endorsement to RealSafe Title, LLC - TRUST	\$25.00
	Title - Tax Search to RealSafe Title, LLC - TRUST	\$46.20
	Title - Title Examination to RealSafe Title, LLC - TRUST	\$100.00
	Title - Transaction Platform Fee to RealSafe Title, LLC - TRUST	\$20.00
	Title - Upper Crt / US Patriot Search to RealSafe Title, LLC - TRUST	\$42.00
\$250.00	Title - Wire Fee to RealSafe Title, LLC - TRUST	\$4.50
	Title - Closing / Settlement Fee to RealSafe Title, LLC - TRUST	
\$10.00	Title - Outgoing Wire Fee to RealSafe Title, LLC - TRUST	
	Title - Overnight Fees - HOI Premium to RealSafe Title, LLC - TRUST	\$10.50
	Title - Lender's Title Insurance(\$1,727.00) to RealSafe Title, LLC - TRUST	\$25.00
	Title - Tidelands Search to RealSafe Title, LLC - TRUST	\$35.00
	Title - Owner's Title Insurance(\$50.00) to RealSafe Title, LLC - TRUST	\$1,752.00
	Government Recording and Transfer Charges	
	Recording Fee (Deed) to County Clerk	\$100.00
	Recording Fee (Mortgage) to County Clerk	\$180.00
\$1,871.00	NJ Mansion Tax to County Clerk	
	Transfer Tax to County Clerk	
\$30.00	Order to sell	

Payoff(s)				
\$242,348.91		Lender: Payoff of First Mortgage Loan to KML Law Group, P.C.		
		Total (\$242,348.91)		
		Miscellaneous		
\$15.00		Notary to Caroline Miller	\$25.00	
		Notary to Caroline Miller		
\$2,176.70		Homeowner's Insurance Premium to AAA Appraisals	\$1,459.00	
		2024 2nd Q taxes to Trenton City TAX COLLECTOR		
		Attorney Fee Buyer to Angelo S. Ferrante, Esq.	\$1,450.00	
\$1,100.00		Attorney Fee Seller to Candace Smith Sklar		
\$9,600.00		Commission-Listing to BHHS Fox & Roach Hopewell Valley		
\$8,000.00		Commission-Selling to Coldwell Banker Preferred		
\$600.00		Final water/sewer escrow to RealSafe Title, LLC - ESCROW		
		Flat Commission to Coldwell Banker Preferred	\$395.00	
\$654.78		Water and Sewer - Past Due to Trenton Water Works		
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\$321,483.03	\$321,483.03	Subtotals	\$338,686.71	\$337,654.00
		Due From Borrower		\$1,032.71
		Due From Seller		
\$321,483.03	\$321,483.03	Totals	\$338,686.71	\$338,686.71

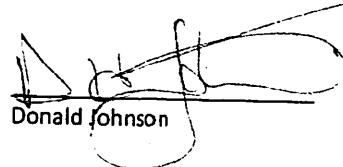
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize RealSafe Title, LLC to cause the funds to be disbursed in accordance with this statement.



Craig F Burnett

4/29/24
Date



Donald Johnson

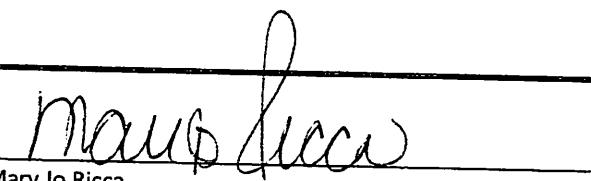
4/29/24
Date



Monique Beasley

4/29/24
Date

Mary Jo Ricca



4/29/24
Date